

**ORDINANCE NO. 13-14**

ORDINANCE APPROVING A FINAL PLAT OF MAI GUIRA SUBDIVISION, ACCEPTING ALL DEDICATION OF AVENUES, STREETS, ROADS OR OTHER PUBLIC WAYS, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING OF TREES; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING PENALTIES FOR VIOLATION HEREOF; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE. **PROPERTY LOCATED AT 8275 WEST 12 AVENUE, HIALEAH, FLORIDA.**

**WHEREAS**, the Planning and Zoning Board at its meeting of January 23, 2013 recommended approval of this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA, THAT:

**Section 1:** The final plat of Mai Guira Subdivision, submitted by Mai Guira, Inc., a Florida domestic corporation, by and through its duly authorized agent, Arnaldo L. Puig, as Vice-President, is hereby accepted. Property located 8275 West 12 Avenue, Hialeah, Miami-Dade County, Florida, zoned C-2 (Liberal Retail Commercial District), and classified under the Future Land Use Map as Commercial, and legally described as follows:

THE WEST 185 FEET OF TRACT 32, LESS THE NORTH 315 FEET AND LESS THE WEST 35 FEET THEREOF, AND THE WEST 185 FEET OF THE NORTH 55 FEET OF TRACT 31, LESS THE WEST 35 FEET THEREOF, IN THE NORTHWEST  $\frac{1}{4}$  OF SECTION 25, TOWNSHIP 52 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS

RECORDED IN FLORIDA FRUIT LANDS  
COMPANY'S SUBDIVISION NO. 1, AS RECORDED IN  
PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC  
RECORDS OF MIAMI-DADE COUNTY, FLORIDA

AND

PORTION OF TRACTS 31 AND 32, FLORIDA FRUIT  
LANDS COMPANY'S SUBDIVISION NO.1, IN  
SECTION 25, TOWNSHIP 52 SOUTH, RANGE 40  
EAST, MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF  
SAID SECTION 25; THENCE SOUTH 0238'50" WEST  
ALONG THE WEST LINE OF SAID SECTION 25 FOR  
315.24 FEET; THENCE NORTH 8936'19" EAST  
ALONG A LINE PARALLEL WITH AND 315 FEET  
SOUTH OF THE NORTH LINE OF THE NORTHWEST  
¼ OF SECTION 25 FOR 185.14 FEET TO THE POINT OF  
BEGINNING; THENCE NORTH 8029'25" EAST FOR  
100.72 FEET; THENCE SOUTH 0238'47" EAST ALONG  
A LINE PARALLEL WITH AND 285 FEET EAST OF  
THE WEST LINE OF THE NORTHWEST ¼ OF SAID  
SECTION 25 FOR 85.82 FEET; THENCE SOUTH  
8936'19" WEST ALONG A LINE PARALLEL WITH  
AND 55 FEET SOUTH OF THE NORTH LINE OF SAID  
TRACT 31 FOR 100.08 FEET; THENCE NORTH  
0238'50" WEST ALONG A LINE PARALLEL WITH  
AND 185 FEET EAST OF THE WEST LINE OF THE  
NORTHWEST ¼ OF SAID SECTION 25 FOR 69.85  
FEET TO THE POINT OF BEGINNING.

**Section 2:** All dedication of avenues or other public ways together with all  
existing and future planting, trees, shrubbery and fire hydrants thereon are hereby  
accepted.

**Section 3: Repeal of Ordinances in Conflict.**

All ordinances or parts of ordinances in conflict herewith are hereby repealed to  
the extent of such conflict.

**Section 4: Penalties.**

Every person violating any provision of the Code or any ordinance, rule or regulation adopted or issued in pursuance thereof shall be assessed a civil penalty not to exceed \$500.00 within the discretion of the court or administrative tribunal having jurisdiction. Each act of violation and each day upon which any such violation shall occur shall constitute a separate offense. In addition to the penalty prescribed above, the city may pursue other remedies such as abatement of nuisance, injunctive relief, administrative adjudication and revocation of licenses or permits.

**Section 5: Severability Clause.**

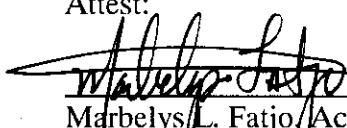
If any phrase, clause, sentence, paragraph or section of this ordinance shall be declared invalid or unconstitutional by the judgment or decree of a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or section of this ordinance.

**Section 6: Effective Date.**


This ordinance shall become effective when passed by the City Council of the City of Hialeah, Florida, and signed by the Mayor of the City of Hialeah, Florida.

PASSED and ADOPTED this 27th day of February, 2013.  
THE FOREGOING ORDINANCE  
OF THE CITY OF HIALEAH WAS  
PUBLISHED IN ACCORDANCE  
WITH THE PROVISIONS OF  
FLORIDA STATUTE 166.041  
PRIOR TO FINAL READING.

Attest:

Approved on this 27 day of February, 2013.  
Marbelys L. Fatjo, Acting City Clerk  
Isis Garcia-Martinez  
Council President  
Mayor Carlos Hernandez

Approved as to legal sufficiency and as to form:

  
William M. Grodnick, City Attorney

Ordinance was adopted by a unanimous vote with Councilmembers, Caragol, Casals-Muñoz, Cue-Fuente, Garcia-Martinez, Gonzalez, Hernandez and Lozano voting "Yes".